



HORIZONTAL USE ONLY	
City Council	15
Item No.	

REDEVELOPMENT AGENCY AGENDA FACT SHEET

Redevelopment Agency

Department

April 6, 2010

Requested Date

1. **Request:**

RDA Approval

☒

Information Only/
Presentation

☐

Other (specify)

☐

Hearing

☐

2. **Requested Action:**

1) Approve \$ 100,000 from RDA Housing Fund for assistance to Casa Villanueva reconstruction project. 2) Adopt resolution finding the assistance to homeless shelter will benefit the Redevelopment Agency Project Area.

3. **Fiscal Impact:**

Revenue:

Increase

☐

Source:

Decrease

☐

Amount:

Cost:

Increase

☒

Source:

RDA Housing Fund #425

Decrease

☐

Amount:

\$100,000.00

Does Not Apply ☐

4. **Reviewed By:**

Finance Dept. on

Comments:

By:

City Attorney on

Comments:

By:

Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.

HORIZONTAL USE ONLY

CITY COUNCIL DATE:

Action

☐

Filing

☐

Consent

☐

Presentation

☐

Hearing

☐

Other(specify)

☐

Reviewed by: City Clerk

Date

City Manager

Date

REDEVELOPMENT AGENCY AGENDA REPORT

SUBJECT: **Funding Requests by Calexico Neighborhood House for Casa Villanueva**

AGENDA DATE: **April 6, 2010**

PREPARED BY: **Rosalind Guerrero, RDA Director**



APPROVED FOR AGENDA BY: **Victor M. Carrillo, Ex. Director**

RECOMMENDATION:

- 1. Adopt Resolution finding the subsidy assistance to homeless shelter services will benefit the Redevelopment Project Area;**
- 2. Approve \$100,000 from housing set-a-side funds for construction costs of the Casa Villanueva Shelter for Women and Children**

FISCAL IMPACT: **\$100,000 20% RDA Housing Set-A-Side funding**

BACKGROUND INFORMATION:

Casa Villanueva provides emergency shelter to homeless women and children in Imperial Valley. The shelter is operated by Neighborhood House and is located in the City of Calexico. Neighborhood House on an annual basis applies for state and federal funding to augment the annual budget costs of the shelter. Most recently Neighborhood House has been successful in receiving a deferred loan in the amount of \$425,000 from the State of California that will allow the building of a new shelter and a \$200,000 allocation by Congressman Filner. The estimated project cost for construction is \$855,000 as it will require the payment of prevailing wages, leaving a gap of \$230,000. It is estimated the reconstruction of Casa Villanueva will incur a cost of approximately \$100,000.00 in building permit fees and impact fees.

Neighborhood House is actively fundraising and is requesting the Agency's assistance from the Redevelopment Agency's 20% Housing Set-A-Side funding. In reviewing the Agency's funds available versus the projects pending to be funded, the amount of \$100,000.00 can be granted to Casa Villanueva to offset the building permit fees and impact fees. Assisting in the reconstruction will help to eliminate the current blighted structure. The Agency is also requesting that other cities be approached in providing

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some type of financial assistance as clients from throughout the Imperial County use the services.

RECOMMENDATION:

Staff recommends an allocation of \$100,000.00 to be used towards the reconstruction of the shelter. As the shelter is located outside the RDA project area, a resolution approving the funding requires adoption by the Agency Board.

An agreement specifying the reporting requirements to the Agency on the use of funds, other sources of funding received, and a timeline for construction completion will be drafted to document the Agency's financial assistance.

RESOLUTION NO. 2010-XX

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF CALEXICO, CALIFORNIA, FINDING THE SUBSIDY ASSISTANCE TO HOMELESS SHELTER SERVICES FROM THE AGENCY'S 20% HOUSING SET A SIDE WILL BENEFIT THE REDEVELOPMENT PROJECT AREA

WHEREAS, Casa Villanueva provides shelter to homeless women and children in Imperial Valley;

WHEREAS, the homeless shelter is located in Calexico; and

WHEREAS, section 33334.2 of the Health and Safety Code allows for the expenditure of low and moderate income housing set aside funds to improve the supply of low and moderate income housing; and

WHEREAS, the Casa Villanueva homeless shelter is not located in the redevelopment project area; and

WHEREAS, the Casa Villanueva homeless shelter is located in close proximity to the Central Business District project area;

WHEREAS, section 33334.2(g) of the Health and Safety Code allows for the expenditure of low and moderate income housing set aside funds to be spent outside the project area if the use of the funds will benefit the project area; and

NOW THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Calexico does hereby find that the use of housing fund monies as a subsidy for homeless shelter services will improve the quality of housing for very low income persons and will benefit the project area.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Calexico, California, this 6th day of April, 2010.

David Ouzan, Chairman

Attest:

Victor M. Carrillo, Secretary

Approved as to Form:

Jennifer Lyon, City Attorney

State of California)
County of Imperial)ss
City of Calexico)

I, Victor M. Carrillo, Secretary for the Calexico Redevelopment Agency of the City of Calexico do hereby certify that the foregoing Resolution No. 2010-XX was adopted by the Calexico Redevelopment Agency Board at a regular meeting on the 6th day of April 2010 by the following vote to wit:

AYES:
NOES:
ABSENT:

Victor M. Carrillo, Secretary



Neighborhood House of Calexico

506 E. Fourth Street, Calexico, CA 92231

February 17, 2010

Victor Carrillo
City Manager/ RDA Executive Director
City of Calexico
508 Heber Avenue
Calexico, CA 92231

REF: Financial Support for the Construction of Women's and Children Shelter

Dear Mr. Carrillo;

The Calexico Neighborhood House operates a shelter program, referred to as Casa Villanueva, at an existing single family residence approximately sixty (60) years old. The shelter has provided emergency shelter to homeless women and children since 1991; an average of 36 women and 120 children are provided service per year.

It is the Calexico Neighborhood House objective to build a new shelter on the existing property.

Calexico Neighborhood House was granted a Capital Deferred Loan by the State of California Housing and Community Development in the amount of \$425,000 to apply toward the total construction cost of \$855,000. The project architect is Mr. Javier Diaz.

On December 21, 2009, we were pleased to receive a letter from Congressman Filner stating the FY 2010 Consolidated Appropriations Conference Agreement had included \$200,000 toward the construction of the shelter.

A project steering committee is meeting and has begun to plan and organized fund raising events. We have also begun to identify project work areas that can be done by Neighborhood House volunteers, for example, demolition, interior and exterior painting, installation of the floor covering, kitchen cabinets, etc. Additionally, we will be asking private corporations, foundations, and individuals to contribute toward the cost of the project construction.

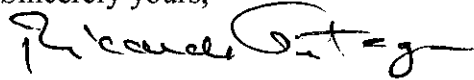
To date, we have secured approximately seventy-five percent (75%) of the total project budget but an additional \$230,000 is needed.

We are asking for your financial support for the construction cost of our project budget. Whatever financial support you provide will be greatly appreciated.

For your information I am attaching the project projected budget developed by our architect, informational sheet, and project rendering.

Thank you for your continual support to Calexico Neighborhood House in providing services to our community of Calexico.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Ricardo Ortega", with a stylized flourish at the end.

Ricardo Ortega
Executive Director

Cc: Rosalind Guerrero, City of Calexico
Attachments



BOB FILNER
51ST DISTRICT, CALIFORNIA

VETERANS' AFFAIRS COMMITTEE
CHAIRMAN

TRANSPORTATION AND INFRASTRUCTURE
COMMITTEE

AVIATION

HIGHWAY AND TRUCKING

WATER RESOURCES AND ENVIRONMENT



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HOUSE OF REPRESENTATIVES

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1101 AIRPORT ROAD, SUITE D
IMPERIAL, CALIFORNIA 92251
TEL: (760) 355-8800
FAX: (760) 355-8802

website: www.house.gov/filner

December 14, 2009

Ricardo Ortega
Executive Director
Calexico Neighborhood House
506 East 4th Street
Calexico, CA 92231

Dear Ricardo:

I write to share good news regarding your funding request for the Calexico Neighborhood House.

At my request, the FY2010 Consolidated Appropriations Conference Agreement includes \$200,000 for the Calexico Neighborhood House for planning, design, and construction of five transitional units for homeless women and children. This funding was provided under the Department of Housing and Urban Development Economic Development Initiative program. The conference agreement has passed the House and Senate, and is soon expected to be signed into law by President Obama.

If you have any questions, please feel welcome to contact my Legislative Director, Sharon Wagener, at 202-225-8045.

Sincerely,

BOB FILNER
Member of Congress

BF/sw
2529102

Neighborhood House Shelter Services for Homeless Women and Children

Shelter Services:

- Casa Villanueva Emergency Shelter is the only shelter for homeless women and children in the City of Calexico;
- An average of 36 women and 120 homeless children are provided shelter per year;
- Casa Villanueva was established in 1991 at a house purchased from Aurelio Aceves;
- The property is owned by the United Methodist Women which provide the house free of charge to Neighborhood House to provide services to women and children;
- The Shelter was named after Rev. Primitivo Villanueva who was instrumental in building Neighborhood House in 1948;
- The annual budget for Casa Villanueva is around \$70,000; the average cost per day per person is \$24 to provide shelter, 3 meals per day, transportation, and case management;
- Financial support for the shelter has come from different sources throughout the years: the United Methodist Women, Imperial County Emergency Food and Shelter Funds, Imperial County United Way, City of Calexico Redevelopment, State of California Housing and Community Development, and donations from the community individuals and businesses;
- Casa Villanueva Shelter is project of Neighborhood House of Calexico, Inc., a private non-profit agency governed by a volunteer board of directors;
- A majority of women coming to shelter are fleeing a domestic problem;
- Casa Villanueva receives referrals from the Police Dept., Fire Dept., Border Patrol, Building Inspector, County Social Services, other homeless shelters in El Centro, CA and walk-ins;
- Calexico Neighborhood House built four (4) additional apartment units at Fourth Street in Calexico, to provide transitional housing to homeless women and children in 2006;
- The Calexico Sorphorhtist Club has adopted one of the transitional unit; he club provides furnishings to the units support to the client throughout the year;

ATTACHMENT 11

DETAILED COST ESTIMATES FOR CAPITAL DEVELOPMENT ACTIVITIES (New Construction and/or Rehabilitation)

Basic format needed – Recreate to represent project's costs of the proposed EHAPCD project.

Estimator's Name: Javier Diaz, AIA Costs Good Until: Dec-08
 Profession: Architect Estimate Date: 15-Feb-08
 Estimator's Signature: _____ License No.: C-26472

DO NOT TYPE IN COLORED BOXES

Summarize the work and/or equipment items by activity (e.g., new construction and/or rehabilitation, acquisitions that include new construction and/or rehabilitation) using the project applicable industry standard categories. Categories may be enhanced, as needed. At a minimum, include all minimum required costs developed at the schematic level, e.g., engineering; architectural; legal; locality fees; estimate of contractor general requirements, overhead, and profit; line item construction costs; relocation costs; and off-site costs. Indicate each development cost to be paid by EHAPCD in the *Amounts paid for by EHAPCD* column. **After the loan award, competitive bidding is required** to determine building contractor(s) and/or major equipment supplier(s). Additionally, **state prevailing wage law applies for all construction work paid for with EHAPCD funds unless the organization acquires at least 50% of the total project costs from non-public sources or if total project costs are less than \$25,000 (contact EHAPCD staff for additional detail).**

Work/Equipment Items, include quantity and unit cost, number of hours and/or hourly cost. Examples below are not meant to be all inclusive, please add rows as necessary.	Estimated Costs	Amounts paid for by EHAPCD
Acquisition (if applicable)	\$ -	\$ -
General Requirements	\$ -	\$ -
Site Work	\$ 74,000.00	\$ 30,000.00
Environmental Remediation	\$ -	\$ -
Environmental Surveys/Reports	\$ 9,000.00	\$ 9,000.00
Concrete	\$ 85,000.00	\$ 40,000.00
Masonry	\$ 2,500.00	\$ 1,500.00
Metals	\$ 1,200.00	\$ 1,200.00
Wood And Plastics	\$ 105,500.00	\$ 87,050.00
Thermal And Moisture Control	\$ 7,400.00	\$ 40,000.00
Doors And Windows	\$ 38,000.00	\$ -
Plumbing	\$ 65,000.00	\$ 40,000.00
Finishes	\$ 118,000.00	\$ -
Specialties	\$ 7,600.00	\$ -
Mechanical	\$ 16,500.00	\$ 10,000.00
Electrical	\$ 18,000.00	\$ 15,000.00
Major Equipment (must be built-in, integrated into a construction contract/under permit, and of commercial grade; ineligible equipment includes beds, household refrigerators, stoves)		\$ -
Architectural Fees	\$ 67,000.00	\$ 67,000.00
Project Administration	\$ 40,000.00	\$ -
Roofing	\$ 26,500.00	\$ 20,000.00
Permits	\$ 5,000.00	\$ 5,000.00
Contractor Costs/Insurance, Overhead-Profit	\$ 98,250.00	\$ 58,250.00
Demolition	\$ 25,000.00	\$ -
Appraisal	\$ 1,000.00	\$ 1,000.00
Parking Area	\$ 18,500.00	\$ -
Appliances & Furniture & Reserves	\$ 27,000.00	
TOTAL	\$ 855,950.00	\$ 425,000.00

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51ST DISTRICT, CALIFORNIA

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